

**Town of La Pointe Zoning
Town Plan Commission Public Hearing Minutes
April 13, 2011**

Town Plan Commission (TPC) Members Present: Charles Brummer, Vice-Chair, Larry Whalen, Greg Thury, Suellen Soucek, Carey Baxter (5).

Town Plan Commission Members Absent: Chair Pallas (in audience), Ron Madich (2).

Public Present: John Griffin, Paul Brummer, Ted Pallas, Birdie Pallas, Jim Peters, Kate Bortell, Ed Muzik, Jim Patterson, Janet Smith, Jerry Smith, Margie Frederickson, Carl Frederickson, Burke Henry, Marcia Henry, Meg Brown, Chris Wolfe, Richard Hardie. Sign up sheet attached to these minutes (17).

Town Staff Members Present: Jennifer Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Acting Chair C. Brummer called the meeting to order at 5:00 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Conditional Use Permit application submitted by the town of La Pointe for expansion and improvements to the Big Bay Town Park Campground located at LP #014-00072-0000. Legal description: Government lot 4 Vol 202 P 116 Sec 12 – T50N – R3W 64.77 Acres, 2305 Town Park Circle (Big Bay Road).

Acting Chair C. Brummer asks the Zoning Administrator if the Public Hearing was properly posted. The Zoning Administrator responds that it was posted in the *Ashland Daily Press* on March 30 & April 6 and notices to adjacent property owners & posting in town occurred at least 21 days prior to the Public Hearing.

An email sent by Ted Priem is attached to these minutes and is part of the permanent record.

Commissioner Thury reads aloud two letters, one submitted by Robin & Gary Russell and one submitted by Keith Sowl. The letters are attached to these minutes and part of the permanent record.

Jan Smith states that she is not in favor of any tent sites being destroyed and wants the tent and RV sites to be isolated from each other. C. Brummer responds that some small sites might be cut if new sites are built.

Ed Musik speaks as the Big Bay State Park Property Manager. He says that the BBSP is officially neutral in opinion on this proposal, but has the following concerns and statements.

- The 1979 BBSP masterplan has 75 ft setback along County H, and they would like to see that those be kept
- They don't want the new project extending right to the BBSP boundary at the north boundary of the BBTP/south boundary of the BBSP (near the ranger house) and the south boundary of BBTP/north boundary of the BBSP (where the primitive sites are proposed)
- The shower building is likely to increase the water usage and will effect the septic system. General water usage is about 25 gal per user per day on average. The BBSP is switching to single stall showers for increased water efficiency, and suggests this for BBTP showers if built
- The RV park will likely have high water usage and he doesn't think the septic system proposed will be sufficient

- They are in favor of the reservation system-it would make the situation at both parks more manageable.
- The BBTP is within the boundaries of the BBSP and the SP does have interest in acquiring it were it to become available.

C. Brummer asks if the proposal is the same as it was at the last Public Hearing. John Griffin responds that it is, and that they are waiting until after the Public Hearings to do a new site evaluation. The engineers came on board originally because of the issues of erosion and the need for new bathrooms at BBTP. However, this triggered the need for a code review at BBTP. The question now is, do you have revenue from the park cover the costs of improvement, or do you have the Town coffers pay for it. He thinks that at least the septic will have to be on the inland side of the park, as there's not enough room on the lake side.

Ted Pallas questions the procedure of this Conditional Use Permit. The Town Plan Commission has to act on what the Town submitted. C. Brummer responds that if substantial changes are made, the Conditional Use Permit will have to be resubmitted.

Ted Pallas makes the following statements:

- The proposal changes the entire character of that part of the island. The inland side of BBTP is a natural wetlands and should stay as such.
- The DNR goes 50/50 on grants, so if the cost is 2 million as Keith estimated at the last Public Hearing, the Town is still going to have to come up with a million dollars. The payment would go on the tax roll.
- He and Birdie are fine with a mound septic system being built on the inland side, but there are problems with that. Below the surface, there is a sandstone shelf that would cause runoff to drain horizontally to the lake.
- It will cause more crowding at the beach.
- RV campers won't come downtown to spend money. An RV camp should be built in the Commercial district close to downtown instead, if it has to be built.
- He already deals with trespassers and thinks that this would only increase that problem.
- Taxpayers are going to end up paying for this one way or another, and this isn't a good time to be raising taxes.
- He is in favor of improving what is already there and of the addition of primitive sites.

Burke Henry states that he thought at the Town Budget meeting it was said that this study being done was 100% paid for outside of property tax money, but apparently 25% of it is being paid for out of property taxes and he objects to that and thinks things like that should not be allowed. There needs to be a rigorous well done cost/value assessment done for hypothetical options A, B, C, and D. If it can be funded/a revenue positive project, he'd support development, although he doesn't think it should be a big facility. But he doesn't support improving BBTP for people who don't pay taxes.

John Griffin states that there is a cost estimate for the capital improvements, and that Keith had done a revenue estimate as well.

C. Brummer states that his concern is how much the public has been informed of the proposal during the planning stage before the Public Hearings.

Paul Brummer states that he doesn't think anyone wants to sell BBTP to the state. There has been plenty of improvement to Joni's Beach or the Rec Center, but the Town hasn't gotten any money from either. He thinks that if there's going to be fees for BBTP there should be fees for the other two as well.

Jim Patterson asks if any wetlands analysis has been done on the inland side. J. Croonborg-Murphy responds that it has been done. The inland side is striped with wetlands and ravines running towards the lake. There is some wetland fill proposed.

Jim Peters asks what the acreage of BBTP is. It's approximately 40 land acres on the inland side and 10 land acres on lake side, taking into account the lagoon.

Ted Pallas would like to see the Town put money into the Rec Center.

Meg Brown states that she is opposed to this Conditional Use Permit application.

Chris Wolfe states that she is opposed to this Conditional Use Permit application.

Kate Bortell wonders, considering the price of gas going up, if an RV park will be feasible in the future—if people will be able to afford RVs or bringing RVs onto the boat..

Paul Brummer states that the toilets should be flush at BBTP.

Ed Musik asks John Griffin how firm the cost estimates are. John responds that they're a firm ballpark figure, those numbers or less.

C. Brummer states that the Town Plan Commission have 30 days to make a decision.

J. Croonborg-Murphy states that it will be on the Town Plan Commission's next agenda.

III. Adjournment

G. Thury moves to adjourn. C. Baxter seconds. All in favor, 5 aye. Motion Carries. Meeting ends at 5:45 pm.

Town Plan Commission minutes are respectfully submitted by Margaretta Kusch, ZCA on Monday, April 18, 2011.

Town Plan Commission minutes are approved as amended by Margaretta Kusch, ZCA on Wednesday, April 20, 2011.